

City of Modesto

Pelandale-Snyder Specific Plan

**This document reflects all amendments to the
Pelandale-Snyder Specific Plan, as of August 8, 2000**

Amendments to the Pelandale-Snyder Specific Plan

This document contains information from the original Pelandale-Snyder Specific Plan adopted January 1, 1996, by City Council Resolution No. 96-19 as revised by the following Specific Plan Amendments:

SPA #1 Incorporate Changes in Financing Installation and Ongoing Maintenance of Infrastructure within the Specific Plan Area from Various Assessment Districts to a Single, City Mello-Roos Community Facilities District.

Recommended by Planning Commission Resolution No. 97-12.
Adopted by City Council Resolution No. 97-135.

SPA #2 Delete the Requirement for a Housing Trust Fund Equity Sharing Program and Collection of an Affordable Housing Fee.

Recommended by Planning Commission Resolution No. 97-15.
Adopted by City Council Resolution No. 97-138.

SPA #3 Allow a Phased Development of Pelandale Avenue, Delete a Collector Street Connection to Pelandale Avenue, and Modify or Delete Certain Other Development Standards.

Recommend by Planning Commission Resolution No. 97-68.
Adopted by City Council Resolution No. 97-590.

SPA #4 Add Language to Allow Changes in Service Providers.

Recommended by Planning Commission Resolution No. 97-70.
Adopted by City Council Resolution No. 97-624.

SPA #5 Allow Multi-Family Areas and Single-Family Areas to be Separated by a Fence and to Relocate a Future Fire Station Site.

Recommended by Planning Commission Resolution No. 99-13.
Adopted by City Council Resolution No. 99-67.

SPA #6 Re-designate 2.5 Acres Located at the Northwest Corner of Tully Road and Snyder Avenue from Multi-Family Residential to Professional Offices.

Recommended by Planning Commission Resolution No. 99-24.
Adopted by City Council Resolution No. 99-164.

SPA #7 Re-designate 13.75 Acres Located on the East Side of Dale Road South of Pelandale Avenue from Multi-Family Residential to Commercial.

Recommended by Planning Commission Resolution No. 99-49.
Adopted by City Council Resolution No. 99-419.

SPA #8 Re-designate 5.0 Acres Located on the East Side of Prescott Road South of Pelandale Avenue from Multi-Family Residential to Commercial.

Recommended by Planning Commission Resolution No. 99-67.
Adopted by City Council Resolution No. 99-536.

SPA #9 Re-designate 2.1 Acres Located on North Side of Snyder Avenue East of Dale Road from Multi-Family Residential to Commercial.

Adopted by City Council Resolution No. 2000-428